

Annexure (A)

Modi Properties Pvt. Ltd - Site Audit Report

Company:	Nilgiri Estates	Date of site visit:	23-03-21 & 25-03-21
Site:	Vista Homes	From / To time:	09.30 to 18.00 Hrs
Visited by:	Ravi & Balakrishna	Prepared by:	Balakrishna
Previous date of audit:		Sign:	

Sl No	Description	SOP followed (Yes / No)	Remarks
1.	Requisition Files:	Yes	
	a. Pending & completed requisitions files properly Maintained.	Yes	
	b. Requisitions are signed by project manager.	Yes	
	c. MRN updated.	No	
	d. PO's printed and attached to requisitions.	Yes	
	e. Inward no's updated in requisitions.	No	
	f. Is all site related registers are signed by Project Manager on daily basis?	No	
2.	Remarks on requisition details by site report:		
	a. Remark on requisition details by site report is prepared properly & tallying with pending requisition file.	Yes	
	b. PM signed the above reports.	Yes	
	c. Remark on requisition details by site report file is maintained properly.	Yes	
	d. Is purchase reply report attached to above.	No	
3.	Stores & Stock:		
	a. Site has to provided list of store room.	Yes	
	b. Stores are being properly arranged material wise & secured properly with Barcode stickers.	No	
	c. Store rooms are labelled properly.	No	
	d. Stock value less than 5 Lacs (exclude value of cement, steel & tiles, building material).	No	
	e. List of unused and extra material provided by site.	No	
	f. Physical stock matching db-all stores.	No	
	g. Stock report files maintained properly.	No	
	h. Material issue authorization forms & file maintained properly.	No	
	i. Material issued authorization form by signed by engineers.	No	
	j. List of material lying outside the stores provided by site.	No	
	k. Steel & MS material stock stored at designated place.	NA	
4.	Authorization forms:		
	a. Hire charges and building material inward record printed and signed on daily basis.	Yes	
	b. PM has signed above.	Yes	
Remarks on default in following standard procedures: Yes			
Complaints:			
1) Stores material to be segregate.			
2) Excess material (Sanitary & CP) to be sent to SLLP after getting MD's approval.			
3) Site office correspondance files not maitaing properly.			
4) House keeping staff are not maintaing uniform.			

Annexure (B)

Modi Properties Pvt. Ltd - Site Audit Report

Company:		Nilgiri Estates	Date of site visit:	23-03-21 & 25-03-21
Site:		Nilgiri Homes	From / To time:	09.30 to 18.00 Hrs
Visited & prepared by:		Ravi & Balakrishna	Prepared by:	Balakrishna
Previous date of audit			Sing:	
Sl No	Description		SOP Followed (Yes / No)	Remarks
1.	Site Registers:			
	a. Hire charges Register.		Yes	
	b. Building material Register.		Yes	
	c. General inward Register.		Yes	
	d. Out ward register.		Yes	
	e. Moment Register.		Yes	
	f. Worker ID Register.		Yes	
	g. Cement register.		Yes	
	h. Electricity consumption registers.		Yes	
	i. Rent record register.		Yes	
	j. Gate pass book.		Yes	
	k. Job work book.		Yes	
	l. Visitor Register.		NA	
	m. 3 in 1 register (DL, Alcohol, RC).		No	
	n. M-Codex register.		No	Not maintaining
	o. Is Building material, Hire, General Inward register are maintaining for Turnkey contractor.		No	
	p. MD comment Register		Yes	
2.	Log Books :			
	a. Bills & DC's Log book		Yes	
	b. Turnkey contractor's inward with bill copies.		No	
	c. Generator logbook		NA	
	d. Consultant comments book		NA	
	e. Deliver van / Car Log book.		Yes	

Annexure (B)

3.	Turnkey contractors logbook:		
	a. Annexure of A,B,C files	Yes	
	b. Milestone report file.	Yes	
	c. Annexure E1, E2 & F file	Yes	
	d. Turnkey Material inward & outward register.	No	
	e. Turnkey contractor material issued logbook.	No	
	f. Turnkey contractor's material issued statement sent to HO file.	No	
4.	Filing of plans:		
	a. Block / villa wise center line drawing file.	Yes	
	b. Block / villa wise RCC working plan file.	Yes	
	c. Block / villa wise brickwork file.	Yes	
	d. Block / villa wise electrical Drg file.	Yes	
	e. Block / villa wise plumbing Drg file.	Yes	
	f. All drawings A3 original file.	Yes	
	g. Survey plans file.	Yes	
	h. Amenities block file.	Yes	
	i. Furniture design and model flat file	Yes	
	j. Cancelled Drg file.	Yes	
	k. Layout and utility drawing file.	Yes	
	l. Compound wall drawing file.	Yes	
	m. OHT drawing file.	Yes	
	n. Sanction plan file	Yes	
	o. Circular files (Red, Blue & Black files).	No	Need to update
	p. Keys handing over letter file.	No	
	q. MOM file.	Yes	
	r. Task list file.	Yes	
	s. Schedule file.	No	
5.	Filing of office documents:		
	a. Equipment bills & warranty file. (For each type equipment).	No	
	b. Electricity Sanction file.	No	
	c. ENV clearance/CFE File.	NA	
	d. Fire NOC file.	NA	
	e. Correspondence file.	No	
6.	A & A Files (Block / Villa wise).	Yes	
7.	Possession Letter files.	Yes	
8.	Tenant declaration / NOC file.	No	
9.	Project manager / Admin Expenses card file.	Yes	
Remarks on default in following standard procedures: Yes			
Complaints & Suggestions: Yes			
1) All correspondance files to be maintain properly. Especially All Lifts, DG Sets, RO plant, Pumps etc..			
Suggestions : Explained to lady engineers to rectify above corrections at the earliest.			
2)Club House CC Camera not working.			
3) House Keeping & Gardening schedule not maintaining.			